Karen Johnson Davidson County
Batch# 467155 DEEDWARR
08/31/2020 12:46:30 PM 5 pgs
Fees: $28.00 Taxes: $799.20
20200831-0098584

Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE, 10th Fl.
Atlanta, GA 30346

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
9001 Cypress Waters Blvd, Suite 3-B
Coppell, TX 75019-4786

Property Appraiser's Parcel ID #:
164-16-0A-070.00-CO
File Number: 2008-TN-104893
Consideration: $216,000.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 27th day of August, 2020,

by and between the grantor, **Jeffrey Gerald and Ashley Elizabeth Gerald, husband and wife**

and the grantee, **SPH Property One, LLC, a Delaware limited liability company** whose address is: 4343 N. Scottsdale Rd, Ste 390, Scottsdale, AZ 85251

WITNESSETH: that for the sum of **Two Hundred Sixteen Thousand Dollars and No Cents ($216,000.00)**

in hand paid by the grantee, the grantor does hereby convey to the grantee, his heirs and assigns, the following tract of land situated in Davidson County, State of Tennessee, to-wit:

See attached Exhibit A

Commonly known as: 812 Stone Flower Court, Antioch, TN 37013

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

Jeffrey Gerald

Ashley Elizabeth Gerald

Ashley Elizabeth Gerald

State of Tennessee)
ss
County of Bradley)

On this 27th day of August, 2020 before me personally appeared Jeffrey Gerald and Ashley Elizabeth Gerald, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that Jeffrey Gerald and Ashley Elizabeth Gerald executed the same as their free act and deed.

Jennifer R. Cavett

Notary Public

Jennifer R. Cavett

Printed Name

My commission expires: My Commission Expires July 31, 2021

JENNIFER R CAVETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BRADLEY

Exhibit A
Legal Description

Being Lot No. 128 on the Plan of Meadow Woods Subdivision, Section 3, of Record in Instrument Number 200009210094039, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.
Being the same property conveyed to Nancy Marie Gerald by Warranty Deed from Jerry Butler Builders, LLC recorded on November 2, 2001 in 20011102-0120067 in the Register's Office of Davidson County, TN.

Parcel ID No: 164-16-0A-070.00-CO

For information purposes only: 812 Stone Flower Court, Antioch, TN 37013

Mail Tax Statements to:
SPH Property One, LLC, a Delaware limited liability company
1301 N. 2nd Ave Fl 31
Seattle, WA 98101

New Owner's Address:
SPH Property One, LLC, a Delaware limited liability company
4343 N. Scottsdale Rd, Ste 390
Scottsdale, AZ 85251

OATH OF CONSIDERATION

State of Texas)
ss
County of Dallas)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $216,000 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

SPH Property One, LLC,
a Delaware limited liability company

By: A. Downey

Name: Amy Downey
Its: Authorized Signatory

This instrument was acknowledged before me on this day 27th, of August,

2020 by Amy Downey, Authorized Signor , SPH Property One, LLC, a Delaware limited liability company.

Kelli Jackson

Notary Public

KELLI JACKSON

Printed Name

My commission expires: 4/26/22

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

True Copy Certification

I, Amir Saleem, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

County of Dallas

Personally appeared before me, Kelli Jackson, a notary public for this county and state, Amir Saleem who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Notary's Signature

My Commission Expires: 4/26/22

Notary' Seal (if on paper)